

*Council Reference:*

Casino Community & Cultural Centre – JP:NP

*Contact Officer:*

**Joanne Petrovic**

1 September 2010

«Title»

«Company\_Name»

«Address\_Line»

«City» «State» «Post\_Code»

Dear Sir/Madam,

## **CASINO COMMUNITY AND CULTURAL CENTRE**

Richmond Valley Council is currently in the process of meeting with Community Organisations that are interested in using the new Casino Community and Cultural Centre. You have been included on this list because your organisation has been identified as one of the organisations that may be interested in updates in relation to the plans for this centre. Included in this correspondence are the notes from the meeting of Monday 30 August 2010, 2.00pm - 3.00pm.

All information presented at previous meetings in relation to discussions for the Casino Community and Cultural Centre are available at the front Counter at Richmond Valley Council and may be posted out on request. Information in relation to the Casino Community and Cultural centre can also be found on Council's website (which will be regularly updated) at [http://www.richmondvalley.nsw.gov.au.titan.imagin8.com/page/reports/On\\_Exhibition/Casino\\_Community\\_and\\_Cultural\\_Centre/](http://www.richmondvalley.nsw.gov.au.titan.imagin8.com/page/reports/On_Exhibition/Casino_Community_and_Cultural_Centre/).

The next meeting to progress this issue is scheduled for:

- Monday, 27 September 2010 2:00pm - 3:30pm
- Monday, 25 October 2010 2:00pm - 3:30 pm
- Monday, 29 November 2010 2:30pm - 4:30pm

All of these meetings will be held at the Council Administration Building, Cnr Walker Street and Graham Place, Casino.

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If you would like any more information in relation to these information sessions please contact Joanne Petrovic on (02) 666 00225 or e-mail [joanne.petrovic@richmondvalley.nsw.gov.au](mailto:joanne.petrovic@richmondvalley.nsw.gov.au)

Yours faithfully,

A handwritten signature in black ink that reads "Joanne". The signature is stylized with a large, sweeping flourish at the end.

*for* Kenneth Exley

**DIRECTOR  
ENVIRONMENTAL DEVELOPMENT SERVICES**

Notes from the meeting held with potential users of the Casino Community and Cultural Centre on Monday, 30 August 2010 2:00pm - 3:00pm at the Richmond Valley Council Chambers

Present: Christine Nicholls (Red Cross), Carrie Kennedy (Red Cross and United Support), Edna Fuller (Quota), Marie Greg (View), Dot Sullivan (CWA), Lawrie Bonner (Casino Neighbourhood Centre), Noeline Olive (Casino Neighbourhood Centre), Sylvia May (Probus), Rhonda James (Casino Senior Citizens), Lorna Shepherd (Casino Senior Citizens), Martha Hanford (Casino Senior Citizens), Eileen Melling (CWA),

Council Representatives Present: Mayor Col Sullivan, Angela Jones, Ken Exley, Joanne Petrovic (Convener)

Apologies: Robyn Rose from Casino Community Health

Joanne started off the meeting by explaining that she was going to operate on the assumption that the user groups had a basic understanding of the design and staging of the building as well as colour choices etc as these had been discussed in previous meetings, however each meeting would allocate some time to recap from previous meetings.

The Casino Senior Citizens raised their concern that the kitchen was too small for multiple users. Angela explained that the design of the building had to be "cut" in order to keep the building in budget and that kitchen and storage sizes had changed as a part of this. As a result, discussions about this use would then come down to user agreements.

Joanne explained that she wanted to cover two topics today for the user groups:

- Budgets
- User considerations

### **Council's philosophy behind the Casino Community and Cultural Centre**

Ken explained that the philosophy behind the Casino Community and Cultural Centre is that Council would like to see the maximum community use out of it and would like to neither make a financial profit or loss from the Centre. He also explained that Council is aware that if Council managed the facility the users of the facility may find the management to be very beurocratic and inflexible (for example Council would have to set fees and charges and stick to them stringently).

### **Budget:**

Joanne explained that from Council's perspective there were two major costs that they have to wear each year in relation to the Casino Community and Cultural Centre

1. The ongoing yearly operational costs
2. The depreciation on the Building

**Operational Expenses**

Joanne presented the estimated yearly operational costs for the Casino Community and Cultural Centre according to what Council has placed in it's Council financial estimates as per the table below:

**Richmond Valley Council Management Plan 2010/2011 - 2012/2013**  
**Program: Community Facilities and Public Halls (continued)**

Actual 2008/2009	Original Est 2009/2010	Job No/ Reference	Description	Estimated 2010/2011	Estimated 2011/2012	Estimated 2012/2013
0	0	New	Casino Cultural & Community Centre			
		New	Insurance	8,500	8,800	9,100
0	0	New	Rates & Charges	2,500	2,600	2,700
0	0	New	Sewer & Water Charges	2,500	2,600	2,700
0	0	New	Building M & R	2,500	5,000	5,200
0	0	New	Working Expenses	2,500	5,000	5,200
0	0	New	Fire Safety Audit	0	1,000	1,000

In addition to this there are also other costs that have not yet been factored in including:

- Electricity (Currently Council does not know how much it will cost to connect electricity to the building and it is also hoping to apply for a grant to place solar panels on the roof to reduce the recurrent costs for the building)
- Security (Council is hoping to absorb the security costs for the building into other Council security budgets)
- Management Costs of the building. Council has not yet finalised a management structure in relation to this building however it has not budgeted in any Management costs or fees at this point for Council and was "absorbing" current costs into other positions to keep the costs of building the centre to a minimum.

**Depreciation**

Ken explained that Council's financial accounting required it to depreciate it's properties each year to take into account the effects of ageing, wear and tear on facilities in order to replace ageing and outmoded equipment. There are complex formulas that the Finance department uses to analyse depreciation over the life of a building, however as a rough estimate, the depreciation is expected to be around \$50,000 per year.

Mayor Col Sullivan asked if this could be waived and Ken responded that this would be a part of the service level discussions with the users.

**Action: Joanne to get a more accurate depreciation model from the Finance Department for the next meeting.**

## **Use:**

The persons present then had discussions in relation to the issues relating to the use of the centre including:

- Competition for space, continual use and the sharing of equipment between user groups.
- Some groups wanting to use the space had low or no income.
- Some groups were occasional but regular users (i.e. they met once a month)
- There are alternative venues in Casino (such as Churches, Schools and the RSM) that people can use for meetings.
- Some other Council buildings (such as Casino Neighbourhood Centre, Casino Senior Citizens and Red Cross) will no longer be available once those groups move into this building
- There are some government agencies who would like to use the building as outreach space for their work
- Some community groups using the space will want to have office space (e.g. Legacy) which is something that the Building currently does not easily cater for.
- Some of the groups that come into the building have until recently had buildings where they have been the major tenant and sub-let to other organisations.
- There is the potential that the Casino Community Centre could be used for private business use.
- Some groups have items that they would like to display (and not only items that they would like to store).

## **Other issues that were raised in discussion:**

Casino Senior Citizens raised their objection that the building they currently occupied was sold by Council. The group advised them to raise this issue with the General Manager

Ken advised that some negotiations with the Casino Neighbourhood Centre had been progressed in order to see if they would be interested in being the lead tenant on the building.

The Casino Community and Cultural Centre building will be named the Manyweathers building. Rooms were still to be named.

Ken reported that the house at the back of the Casino Community and Cultural Centre had now also been purchased for a car park.

Lawrie asked if the footings for the Casino Community and Cultural Centre could take a second story at the back and was informed that it could.

In terms of building stages:

- the slab has now been formed
- it is expected that the walls (which are currently being formed on site) will go up on the 18th of September.

Meeting concluded at 3pm

Joanne Petrovic

Coordinator, Community Services and Social Planning

Richmond Valley Council

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[http://www.richmondvalley.nsw.gov.au/page/A-Z\\_of\\_Services/Community\\_Services/](http://www.richmondvalley.nsw.gov.au/page/A-Z_of_Services/Community_Services/)

This position is supported by funding from the Australian Government under the Department of Ageing, Disability and Home Care

This position is supported by funding from the NSW Government under Community Builders

### Office Address List

Title	Company Name	Address Line	City	State	Post Code	Home Phone
	Casino Neighbourhood Centre	P O Box 434	CASIN O	NSW	2470	6662 2898
	Casino Senior Citizens	P O Box 66	CASIN O	NSW	2470	
	Casino CWA	P O Box 1182	CASIN O	NSW	2470	
	Casino Red Cross	P O Box 535	CASIN O	NSW	2470	
Attention Robyn Rose	Casino Community Health	P O Box 268	CASIN O	NSW	2470	6662 4444
	Commonwealth Rehabilitation Service	P O Box 121	LISMO RE	NSW	2480	6626 5100
	Northern Rivers Community Legal Centre	P O Box 212	LISMO RE	NSW	2480	6621 1000
Attention Margaret Margetts	Casino View Club	73 Johnston Street	CASIN O	NSW	2470	6662 2122
Attention Donna Fuhrmann	Casino Book Club	P O Box 583	CASIN O	NSW	2470	6662 5266
Attention Mrs Donna Adams	Casino Neighbourhood Watch	85 Hotham Street	CASIN O	NSW	2470	6662 5315
Attention Mark Moran	The Vision Impaired	27 Adam Street	CASIN O	NSW	2470	6662 6955
Attention Edna Fuller	Casino Quota Club	P O Box 576	CASIN O	NSW	2470	6662 1814
Attention Jeanette Toms	Country Crafts	P O Box 1101	CASIN O	NSW	2470	6662 3045
Attention Peter Gunthorpe	United Support Group	46 Light Street	CASIN O	NSW	2470	6662 3728